# Julian Marks | PEOPLE, PASSION AND SERVICE



# 79 Gemini Road

Sherford, Plymouth, PL9 8FL

## £1,850 Per Calendar Month

Available from May 2025 is this stunning modern property located on the edge of Sherford. The accommodation is arranged over 3 levels & comprises 4 bedrooms, 2 of which have ensuite facilities, family bathroom & an additional cloakroom/wc. There is a first floor lounge, great-sized kitchen/breakfast room & a dining/family room. Low maintenance rear garden, garage & driveway.



#### GEMINI ROAD, SHERFORD, PL9 8FL

#### ACCOMMODATION

Access to the property is gained via the PVC entrance door leading into the entrance hall.

#### ENTRANCE HALL 17'7" x 6'0" (5.38 x 1.84)

Stairs rising to the first floor accommodation. Doors providing access to the ground floor accommodation. Porcelain tiled floor.

#### DOWNSTAIRS CLOAKROOM/WC 6'11" x 4'7" (2.13 x 1.40) Comprising a low level toilet and sink unit. Porcelain tiled floor.

# KITCHEN/BREAKFAST ROOM 11'0" x 10'11" incl kitchen units (3.36 x 3.33 incl kitchen units)

Range of eye-level and base units. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. Range of integrated appliances including a gas hob with an extractor hood above, electric double oven, fridge, freezer and dishwasher. Porcelain tiled floor. Double-glazed window to the front elevation.

#### DINING/FAMILY ROOM 17'4" x 10'11" (5.30 x 3.35)

Walk-in storage cupboard housing the pressurised hot water cylinder and has space and plumbing for a washing machine. Porcelain tiled floor. Double-glazed window and double doors leading out onto the rear garden.

#### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard. Stairs rising to the second floor.

#### LOUNGE 17'3" x 11'1" narrowing to 8'4" (5.27 x 3.38 narrowing to 2.55)

2 double-glazed windows to the front elevation enjoying a lovely outlook over towards the local country park.

#### **BEDROOM THREE 9'11" x 9'3" (3.04 x 2.82)** Double-glazed window to the rear elevation.

BEDROOM FOUR 8'9" x 9'3" (2.68 x 2.82) Double-glazed window to the rear elevation.

#### BATHROOM 6'9" x 6'1" (2.08 x 1.87)

Beautifully-presented bathroom comprising a panel bath, low level toilet and sink unit. Fully-tiled walls. Tiled floor.

#### SECOND FLOOR LANDING

Providing access to the top floor accommodation. Loft hatch.

## BEDROOM ONE 14'11" x 10'1" to wardrobe face (4.56 x 3.09 to wardrobe face)

Double-glazed windows to the front elevation enjoying a lovely outlook towards the local country park. Doorway opening to the ensuite shower room.

#### ENSUITE SHOWER ROOM 6'9" x 4'11" (2.08 x 1.51)

Comprising a walk-in shower, low level toilet and pedestal wash basin. Vertical towel rail/radiator. Fully-tiled walls.

**BEDROOM TWO 15'0" to wardrobe face x 9'6" (4.59 to wardrobe face x 2.90)** 2 double-glazed windows to the rear elevation. Fitted wardrobe along one wall. Doorway opening to the ensuite shower room.

#### ENSUITE SHOWER ROOM 6'9" x 4'11" (2.08 x 1.52)

A beautifully appointed ensuite with a walk-in shower, low level toilet and pedestal wash basin. Vertical towel rail/radiator.

#### OUTSIDE

At the rear of the property there is an enclosed lawned garden. A pathway leads to the rear providing access to the parking area.

#### GARAGE

Adjacent to the rear of the property is the single garage with parking adjacent.

COUNCIL TAX

South Hams District Council Council tax band E

#### Rental holding deposit

The agent may require a holding deposit equivalent to a week's rent in order to secure the property. This amount would then be deducted from the 1st month's rent.

### Area Map



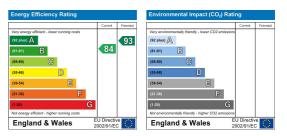
### Floor Plans







### **Energy Efficiency Graph**



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